

Self-Assessment Tool Results for Milford, MH

As of July 31, 2007

Strengths

In our analysis of factors that are deemed "very important" and "important" in our survey of developers and site location specialists, Milford does very well, relative to our partner communities, in the following areas.

- 1) Milford does much to ensure its physical attractiveness. Streets, sidewalks, parks, and etc. are all maintained more vigorously than the comparison group.
- 2) There are not many vacant commercial or industrial properties.
- 3) Milford seems to maintain publicly owned properties more vigorously than our comparison communities, including involving its arts community in the design of open space.
- 4) Milford has business services that are highly capable of working with emerging technical firms.
- 5) Milford actively targets several industry types in their development strategy.
- 6) There is almost double the amount of land available for large scale development in Milford as there is in our comparison group.
- 7) Semi-skilled workers are paid better than average in Milford and public high school teachers also make more on average than the comparison group.
- 8) A high percentage of Milford's workforce is technically skilled, almost double the comparison group. Also almost double the amount of Milford residents age 25+ have earned at least a bachelors degree.
- 9) Milford reviews application for special permits faster than the comparison group, something that is very important to the market.
- 10) There is very little crime in Milford as compared to other communities.
- 11) The median sale price of a single family home is less expensive in Milford.
- 12) Milford grants TIF's for retail development, most of our comparison communities do not.
- 13) Milford has excellent tax rates, deriving more of its revenue from commercial and industrial properties and less of its revenue from its residential properties.
- 14) There are alternate revenue sources to finance K-12 education.
- 15) Milford imposes impact fees on its new commercial and industrial developments.
- 16) Milford has fewer properties than the comparison group that have tax-defaulted or are subject to seizure.

In other factors, less important to market actors, Milford also does very well, relative to our partner communities, in the following areas.

- 1) Milford is reasonably close to its closest major/international airport.
- 2) Over all Milford's website is good, utilizing relevant information and linking to other areas in interest in the community.

